

# \$597,900 - 9, 198 Wolf Hollow Manor Se, Calgary

MLS® #A2194639

## \$597,900

3 Bedroom, 4.00 Bathroom, 1,224 sqft  
Residential on 0.08 Acres

Wolf Willow, Calgary, Alberta

Welcome to the beautiful and tranquil neighbourhood of Wolf Willow. One of Calgary's most exciting communities located in the heart of South Calgary. This WestCreek home boasts more than 1750 square feet of finished living space. The main floor showcases an open concept with the living and dining room providing great opportunities to spend time with family and friends. The kitchen comes with a nice sized island for preparing and enjoying meals, stainless steel appliances, quartz countertops and a very trendy tile backsplash. Off the kitchen there is a mudroom leading into a 2 pc bathroom and outside to a finished deck. Head upstairs and you will find two dual owners suites both with their own 3 pc ensuite and walk in closet. A large laundry room at the top of the stairs provides a very accessible and convenient space to tackle laundry duties. Down in the finished basement there is a large recreation room, 3 pc bathroom and third bedroom. Outside you will find upgraded vinyl siding, a double detached garage and walking paths to enjoy. Wolf Willow is walking distance to the Bow River, shopping, golf and miles of walking paths. The river valley has never been so accessible and beautiful to experience. Come book your walkthrough today and get lost in nature within one of Canada's largest cities.

Built in 2023

## Essential Information



MLS® # A2194639  
 Price \$597,900  
 Bedrooms 3  
 Bathrooms 4.00  
 Full Baths 3  
 Half Baths 1  
 Square Footage 1,224  
 Acres 0.08  
 Year Built 2023  
 Type Residential  
 Sub-Type Semi Detached  
 Style 2 Storey, Side by Side  
 Status Active

**Community Information**

Address 9, 198 Wolf Hollow Manor Se  
 Subdivision Wolf Willow  
 City Calgary  
 County Calgary  
 Province Alberta  
 Postal Code T2X5R8

**Amenities**

Amenities Other, Park, Picnic Area  
 Parking Spaces 2  
 Parking Double Garage Detached  
 # of Garages 2

**Interior**

Interior Features Kitchen Island, No Animal H  
 Quartz Counters  
 Appliances Dishwasher, Electric Range  
 Tankless Water Heater  
 Heating Forced Air, Natural Gas  
 Cooling None  
 Has Basement Yes  
 Basement Finished, Full

**Exterior**



Exterior Features	None
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	51
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.